

# NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING



The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and a public hearing conducted pursuant to Clark County Code (CCC) Chapter 40.500, and other applicable laws as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **October 5, 2006 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 5:30pm.

**Project Name:** **VANCOUVER LAKE SUBDIVISION POST DECISION REVIEW**

**Case Number:** **PST2006-00029**

**Location:** 2212 NW 69<sup>th</sup> Street

**Request:** The applicant is requesting a post-decision review to create one additional lot, and relocate the stormwater tract, on a previously approved 14 lot subdivision [PLD2005-00126] on 4.78 acres located in an R1-6 zoning district.

**Applicant:** Columbia Pacific Enterprises, Inc.  
P.O. Box 475  
Washougal, WA 98671  
(360) 835-7993  
[Kathy@cpnwp.com](mailto:Kathy@cpnwp.com)

**Contact Person:** Scott Sloan  
LDC Design Group  
2402 Broadway Street  
Vancouver, WA 98683  
(360) 573-0370; (360) 573-0390 [Fax]  
[sloans@ldcdesign.com](mailto:sloans@ldcdesign.com)

**Property Owner:** Reuben & Harriette Hatch  
2212 NW 69<sup>th</sup> Street  
Vancouver, WA 98665

Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review Staff Report, when completed, will be available for viewing at the Customer Service Center, 1300 Franklin Street, Vancouver, and may be obtained upon request.

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**Staff Contact:** Vicki Kirsher, (360) 397-2375, extension 4178.

**Neighborhood Contact:**

Area Not Represented, courtesy notice sent to:  
Neighborhood Advisory Committee of Clark County (NACCC)  
Art Stubbs, Vice Chair 6804 NE 86 Court  
Vancouver, WA 98662  
(360) 891-5685  
E-mail: [sixsplus@cs.com](mailto:sixsplus@cs.com)

**Legal Description of Property:** Parcel #146663 located in the Northwest quarter of Section 9; Township 2 North; Range 1 East of the Willamette Meridian

**Plan/Zone Designation:** Urban Low Density Residential/ R1-6

**Approval Standards/Applicable Law:**

Clark County Code Sections: 40.220.010 (Single-Family Residential Districts, R1-6); 40.350.010 (Pedestrian/Bicycle Circulation); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.380 (Stormwater and Erosion Control); 40.420 (Flood Hazard Area); 40.440 (Habitat); 40.460 (Shoreline) 40.500.010 (Procedures); 40.510.030 (Type III Process); 40.520.060 (Post Decision Review); 40.540.040 (Subdivisions); 40.570 (SEPA); 40.610 and 40.620 (Impact Fees); 15.12 (Fire Code); RCW 58.17 (State Platting Laws); and RCW 90.58 (Shoreline Management Act).

**Application & Fully Complete Date:**

Application Filed: June 29, 2006  
Fully Complete: July 19, 2006  
Hold Dates: July 24-July 25, 2006

**Timelines/Process:**

Decisions on Type III Applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Vicki Kirsher at (360) 397-2375, Ext. 4178, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

**Public Testimony Process:**

Any person wishing to present testimony should arrive by **6:00 p.m.** at the Public Service Center, 6<sup>th</sup> floor, 1300 Franklin Street, Vancouver, Washington.

**Faxed & Written Testimony:**

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Vicki Kirsher. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Service Center by **1:00 P.M., the day of the hearing.** Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/development/meetings.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the development review staff report. This

notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

**Attn: Vicki Kirsher  
Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact [vicki.kirsher@clark.wa.gov](mailto:vicki.kirsher@clark.wa.gov)

**Date of this Notice: August 4, 2006**

**Closing Date for Public Comments  
(If comments are to be considered in the Staff  
Report/Recommendation):  
August 18, 2006**

***(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)***

**Attachments:**

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan